

## RESOLUTION NO. 4-2019

### Harrisburg Redevelopment Authority

WHEREAS, on 11 August 2005 the Redevelopment Authority of the City of Harrisburg (“Authority”) and **S&A Custom Built Homes, Inc.** (“Developer”) entered into a Redevelopment Contract for 63 parcels in the MarketPlace development as listed in Exhibit A (collectively the “Property”) for new residential home construction; and

WHEREAS, Developer has been unable to complete the planned improvements to the **Property** in accordance with the Redevelopment Contract; and

WHEREAS, in accordance with Section 16.B. of the Redevelopment Contract, the Authority wishes to Revest Title to a portion of the Property from Developer to Authority; and

WHEREAS, in March 2019, Seven Bridges Property Management submitted a proposal to develop 59 parcels of the **Property**; and

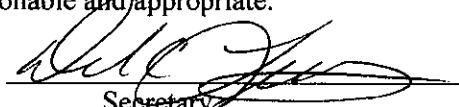
WHEREAS, Susquehanna Art Museum has proposed acquiring 4 parcels of the **Property**.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg that the Authority approves and authorizes the Executive Director or appropriate Officers to execute all necessary documents to permit the transfer of the four parcels, listed on Exhibit B, from S&A Custom Built Homes to the Susquehanna Art Museum, and all documents necessary for the Revesting of the Title of 59 parcels, listed on Exhibit C, from S&A Custom Built Homes, Inc. to the Authority, and hereby designates Seven Bridges Property Management (“Seven Bridges”) as the “Potential Developer” of those parcels on Exhibit C, subject to the following conditions:

1. S&A Custom Built Homes shall compensate the Authority \$325 for each parcel which the Authority Revests Title.
2. Seven Bridges is hereby designated as the Potential Developer of the parcels listed on Exhibit C (hereinafter “**MarketPlace Property**”) for the period of six (6) months, during which time Seven Bridges is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
3. Seven Bridges is required to present a final proposal acceptable to the Authority for the redevelopment of the **MarketPlace Property** including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
4. The sale price for the **MarketPlace Property** to Seven Bridges is \$3,000 per parcel, payable at the time of conveyance of each parcel to a third party purchaser.
5. Seven Bridges shall maintain the **MarketPlace Property** in good and safe condition, including but not limited to grass cutting, snow removal, and debris removal.
6. The **Property** shall remain subject to City of Harrisburg real estate tax or pursuant to a Payment In Lieu Of Taxes (“PILOT”) in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.
7. Such other reasonable conditions, as in other redevelopment projects of this type, that the staff of the Authority and its Solicitor deem reasonable and appropriate.

4/16/2019

Date

  
Secretary